

**PRELIMINARY AGENDA
PLANNING AND ZONING COMMISSION MEETING
July 15, 2019
5:00 P.M.**

ROLL CALL

APPROVAL OF THE MINUTES

1. June 17, 2019

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

None

CONSENT - ITEMS FOR DEFERRAL

None

CONSENT - ITEMS FOR APPROVAL

None

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

- 2. Case 43-19 166 West Chimes Street and 185 West State Street** To rezone from Light Commercial (C1) and Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and lounges) (C-AB-2) on property located on the north side of West Chimes Street, and the south side of West State Street, west of Highland Road, on Lot 8 and a portion of Lot 24 of Campanile View Subdivision. Section, 54, T7S, R1W, GLD, EBRP, LA (Council District 10- Wicker) [Application](#)

3. **Case 44-19 9162, 9174, 9186 Jefferson Highway** To rezone from Single Family Residential (A1) to Neighborhood Office (NO) on the property located on the south side of Jefferson Highway, to the west of Fleet Drive and east of Chelsea Drive, on Lots 130, 131, and 132 of Westminster Place Subdivision. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11 – Watson) [Application](#)
4. **Case 45-19 598, 599 Warbler Crossing Ave** To rezone from Heavy Commercial (C2) to Single Family Residential (A2.7) on the property located on the north side of Burbank Drive, to the south of Highland Road on Tract M-2-1 and a portion of Tract M-2-2 of Willows at Bayou Fountain Subdivision. Section 50, T8S, R1E, GLD, EBRP, LA (Council District 3 – Loupe) [Application](#)
Related to S-8-19
5. **S-8-19 Willows at Bayou Fountain, Phase 4** Proposed major low density single family residential subdivision to the north of Burbank Drive and south of Highland Road, on Lots 38, 39, 48, 49, 59, 60, D, E, M-2-1, and M-2-2 of the Willows at Bayou Fountain Subdivision, Phases 1 & 2. (Council District 3-Loupe) [Application](#) **Related to Case 45-19**
6. **Case 46-19 3135 Government Street** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars and lounges)(C-AB-2) on the property located on the north side of Government Street to the west of Beverly Drive, on a portion Lots 2 and 3, Block 7 of Odgen Park Subdivision. Section 81, T7S, R1E, GLD, EBRP, LA (Council District 10 - Wicker) [Application](#)
7. **Case 47-19 6463 Moss Side Lane** To rezone from Transition (B1) to Light Commercial (LC1) on the property located at the northeast intersection of Moss Side Lane and Quail Drive, on Lot 1-A of Moss Side Place Subdivision. Section 42, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)
8. **Case 48-19 10500- 12800 UND Burbank** To rezone from Heavy Commercial (C2) to Single Family Residential (A.27) on the property located on the south side of Burbank Drive, to the east of Bluebonnet Boulevard on a portion of Tract Y-2-A-1 of the property of Longwood and Burtville. Section 51, T8S, R1E, GLD, EBRP, LA (Council District 3 – Loupe) [Application](#)
Related to S-11-19
9. **S-11-19 Bellegrove Square** Proposed major low density single family residential subdivision to the south of Burbank Drive and east of Bluebonnet Boulevard, on Tract Y-2-A-1 of the Longwood & Burtville Property. (Council District 3-Loupe) [Application](#) **Related to Case 48-19**
10. **Case 49-19 14500-15000 UND Airline Highway** To rezone from Rural to Light Commercial (LC3) on the property located on the south side of Airline Highway, to the east of Barringer Foreman Road, on a portion of Lot B-2-C-1-A-1 of the D. W. Barringer Tract. Section 51. T8S, R2E, GLD, EBRP, LA (Council District 9 – Hudson) [Application](#)

11. **ISPUD-5-19 Highland Grove (7507 Highland Road) (Deferred from May 20 for 60 days by the Planning Commission)** Proposed eleven single family residential lots on property located north side of Highland Road, east of Kenilworth Parkway, on Lot A-1-A, of the C. J. Territo property. Section 64, T8S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)
12. **ISPUD-6-19 The Vue on Parker** Proposed multi-family residential development with parking structure located south of Gourrier Avenue, northeast of Janet Avenue, and northwest of West Parker Boulevard, on lots 1, 2, 3, 4, and 5 of the University View Homesites Subdivision. Section 66, T7S, R1W GLD, EBRP, LA (Council District 12 - Freiberg) [Application](#)
13. **RV-9-19 Gayosa Street** Revocation of a portion of a 50 foot right-of-way [Application](#)
14. **HL-1-19 Crawford House (1855 Country Club Drive)** Proposed Local Landmark on Property located on the east side of Country Club Drive, north of Woodland Drive, and south of Westdale Drive, on Lot 34-C-1 of the Country Club Place Subdivision. (Council District 7 - Cole) [Application](#)

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

15. **PUD-2-00 Burbank University, Concept Plan revision 8** Revision to concept plan to reflect proposed additional vehicular access points on property located between Bayou Fountain and Nicholson Drive, to the north, south, east and west of the intersection of West Lee Drive and Burbank Drive, on Tracts A, A-1, A-2, A-3-1, A-3-2-A, A-3-3-A, A-3-4, A-3-5, A-4, B-1, B-3-A, B-3-B-1-A-1, B-3-B-1-A-2, B-3-B-1-A-3, B-3-B-1-B, B-2-A-1-A, B-2-A-1-A-2, B-2-A-1-B, B-2-A-1-C, C-1-A-1-A-2, C-1-A-1-A-3-B, C-1-A-1-A-3-C-1, C-1-A-1-A-3-C-2, C-1-A-1-A-3-C-3, C-1-A-1-A-1-A, D-1-A, D-2-A, C-2-A-1-C-1, C-2-A-1-B-1-A, C-2-A-2-A, C-2-A-3-A, C-2-B-1, C-2-A-1-A-1-C, CA-1, CA-2, C-A-3-A, CA-4, CA-5, C-1-A-1-A-3-C-4-A, LOTS 1-195 of the Nelson Property. Sections 1, 35, and 37, T8S, R1W; Sections 6, 48, 49, T8S, R1E; Sections 31 and 64, T7S, R1E; Section 36, T7S, R1W, GLD, EBRP, LA (Council District 3-Loupe and 12-Freiberg) [Application](#)
16. **TND-1-07 Phase 6A, Rouzan FDP** Proposed low density residential lots and the extension of Belfluer Street and Deaux Park Drive on property located south of Perkins Road, west of Pollard Parkway, on a portion of Lot RZ-3-D of the Ralph Ford Property, of the Rouzan Subdivision. Sections 1, 35, and 37, T8S, R1W; Sections 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)
17. **CUP-3-19 Sugarberry Reception Hall (18282 S. Harrell's Ferry Rd)** Existing building to be used as a reception hall, on property located south side of South Harrell's Ferry Road, east of O'Neal Line on Lot E-1-B-1-A of the C.F Sartwell Tract. Section 45, T7S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
18. **S-9-19 University Cove** Subdivision of Lot 6-Q and Y-Z. Square 14 of University Hills Subdivision. [Application](#)

- 19. S-10-19 Lakes at Woodstock, 1st Filing, Phase A & B, and 2nd Filing** Proposed major low density single family residential subdivision to the east of Nicholson Drive and south of Lexington Lakes Avenue, on Tract 1-B of Woodstock Plantation. (Council District 3-Loupe) [Application](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN